

Newton Upper Falls 02464

ZIP code · MA · Massachusetts › Middlesex County

BALANCED MARKET

\$820K

MEDIAN SALE PRICE

-2.4%

1-YR CHANGE

42

SALES (12 MO)

\$916K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 51 / 100



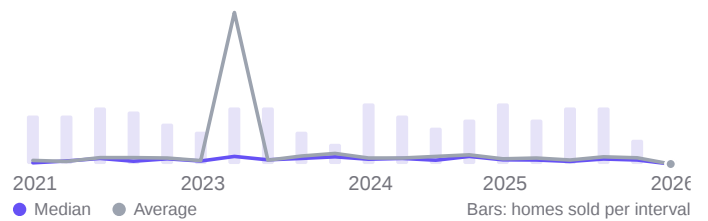
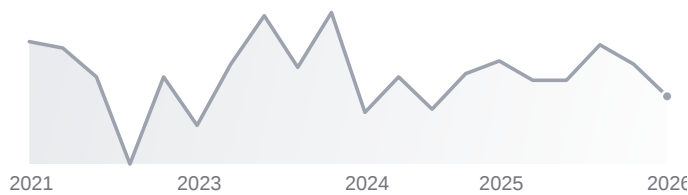
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

51 / 100

Sale prices

Median \$535K · Average \$535K

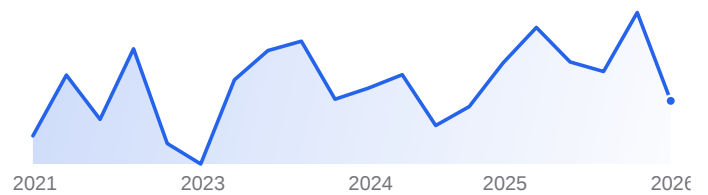
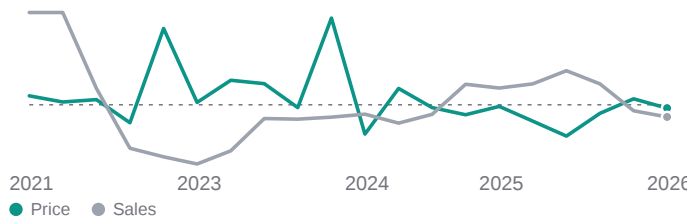


Growth (year over year)

Price -2.4% · Sales -8.7%

Price per square foot

\$528/ft²

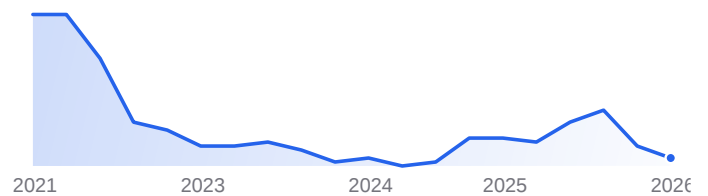


Sale premium vs estimated value

-2.7%

Annual turnover (share of homes sold)

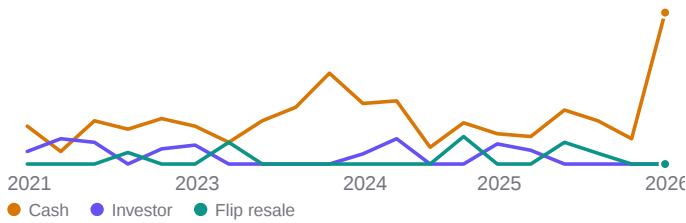
4.0%



BUYERS & OUTCOMES

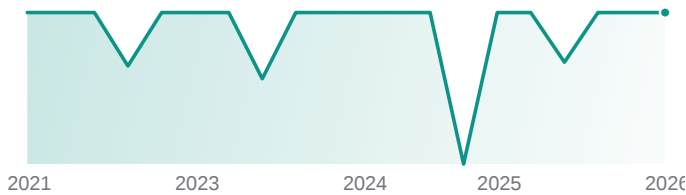
Buyer mix

Cash 100% · Investor 0% · Flip resale 0%



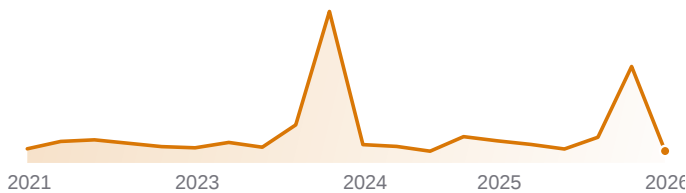
Sellers who sold at a gain

100%

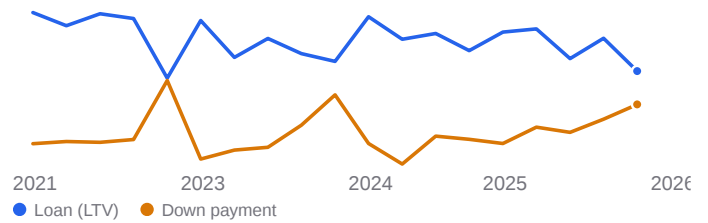


Median annualized return at resale

+2.9%

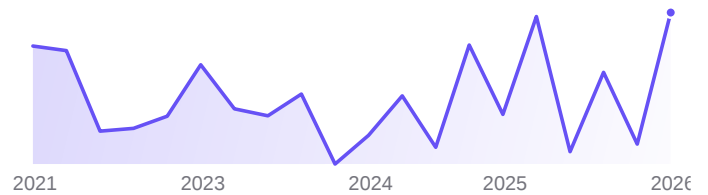


Financing (share of purchase price) Loan (LTV) 53% · Down payment 40%



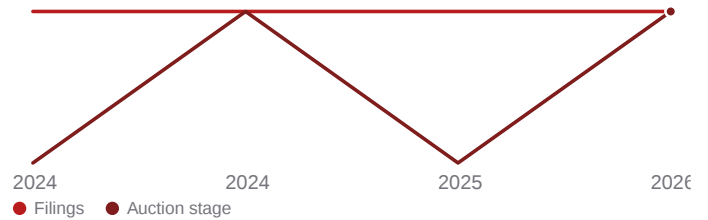
Typical hold before selling

24.5 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,049
Median value (AVM)	\$916K
Median size	1,500 ft²
Median bedrooms	3
Median year built	1941
Single family	32%
Condos	53%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	61%
Underwater (LTV 125% or more)	2.0%
Owner occupied	71%
Company owned	16%
Median loan-to-value	42%

Typical ownership tenure

12.3 yrs

COMMUNITY

Population	3,773
Density	6,268 / mi²
Median household income	\$130K
Average household income	\$177K
Crime index (US avg 100)	80
Air pollution index (US avg 100)	102
Earthquake index (US avg 100)	75
Homes occupied	95%
Bachelor's or higher	30%
Poverty rate	7.9%
Unemployment	1.3%
Average temp	49°F
Annual precip	47 in
Sunshine	58%

Market metrics are derived from recorded arms-length deeds through July 2026, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.